filed & recorded
DATE: 4/10/2024
TIME: 3:27 PM
PLAT BOOK: 00073
PAGE: 00146
RECORDING FEES: $10.00
PARTICIPANT ID: 7951616124,2919157511
CLERK: Amy Johnson
Gilmer County, GA

THE SPACE ABOVE IS RESERVED FOR THE CLERK OF SUPERIOR COURT FOR RECORDING DATA

GEORGIA SURVEY DATA

A. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS CLOSURE PRECISION OF ONE FOOT IN 21,024 FEET, AND AN ANGULAR ERROR OF 3 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES.
B. THE PERIMETER OF THIS SURVEY HAS A CLOSURE PRECISION OF ONE FOOT IN 185,189 FEET.
C. ANGULAR AND LINEAR MEASUREMENTS OBTAINED BY USE OF A TOPCON GTS-225 TOTAL STATION
D. DATE(S) OF FIELD SURVEY: APR 1-4, 2024
E. OWNER INFORMATION AT TIME OF SURVEY:
OWNER: IZORA SIMMONS ESTATE
SOURCE OF TITLE: DB 344, pg 37
TAX PARCEL: 3067 105G

NOTE: TRACTS (A-1 & A-2) HEREON ARE TO REMAIN AS A SINGLE TAX PARCEL.

GPS STATEMENT:
THIS SURVEY INCORPORATED POINTS ESTABLISHED BY A NETWORK ADJUSTED REAL TIME KINEMATIC GPS SURVEY USING A CARLSON Brx7 DUAL FREQUENCY RECEIVER AND THE VRS SOLUTIONS NETWORK. THE RELATIVE POSITIONAL ACCURACY OF THE GPS PORTION OF THIS SURVEY IS 0.07'.

APPROVAL TABLE

DEPARTMENT/OFFICE	DEPARTMENT REPRESENTATIVE	DATE APPROVED
GILMER COUNTY P & Z	KAREN HENSON	4-8-2024

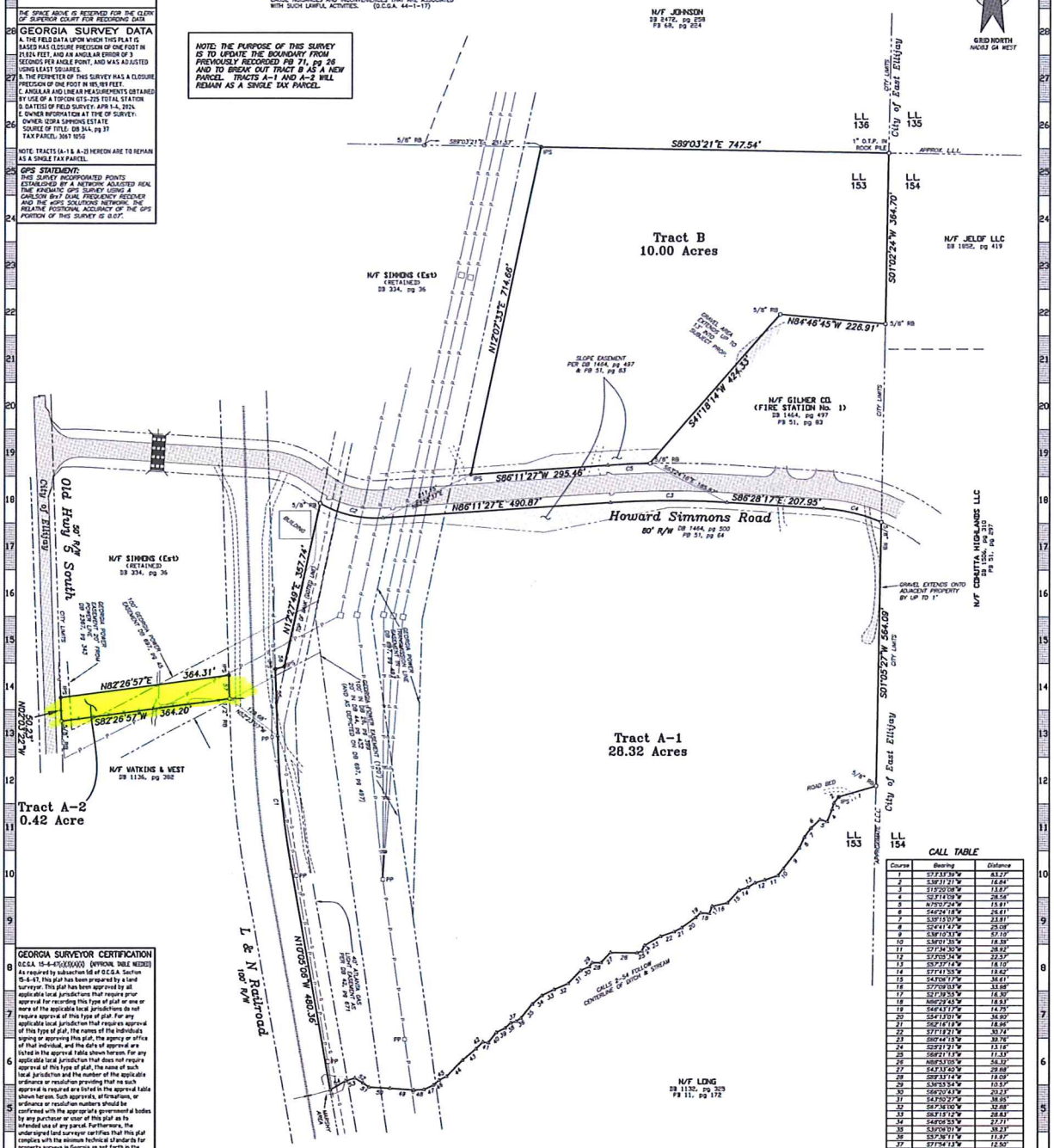
CURRENT ZONING: A-1

AGRICULTURE NOTICE- GILMER COUNTY HAS AN ACTIVE AGRICULTURAL SECTOR. FARMING AND FORESTING ACTIVITES MAY CAUSE NUISANCES AND INCONVENIENCES THAT ARE ASSOCIATED WITH SUCH LAWFUL ACTIVITIES. (O.C.G.A. 44-1-17)

NOTE: THE PURPOSE OF THIS SURVEY IS TO UPDATE THE BOUNDARY FROM PREVIOUSLY RECORDED PB 71, pg 26 AND TO BREAK OUT TRACT B AS A NEW PARCEL. TRACTS A-1 AND A-2 WILL REMAIN AS A SINGLE TAX PARCEL.

CURVE CALL TABLE

Curve	Radius	Length	Chord	Chord Bear.
C1	2000.00'	284.69'	284.45'	N08°00'28" W
C2	2403.01'	140.43'	138.43'	S77°03'21" E
C3	1980.00'	251.15'	250.98'	N89°31'35" E
C4	355.00'	127.83'	127.14'	S79°53'29" E
C5	2040.00'	90.19'	90.18'	S83°27'21" W



CALL TABLE

Course	Bearing	Distance
1	S73°33'39"W	83.27'
2	S39°31'27"W	16.84'
3	S13°20'08"W	13.87'
4	S23°14'09"W	28.56'
5	N75°07'24"W	15.61'
6	S44°24'18"W	26.61'
7	S39°15'07"W	23.81'
8	S24°41'47"W	25.08'
9	S38°10'33"W	57.10'
10	S38°01'35"W	18.39'
11	S71°34'50"W	28.92'
12	S73°05'34"W	22.37'
13	S53°37'14"W	18.10'
14	S71°41'55"W	18.62'
15	S47°06'17"W	36.61'
16	S73°03'13"W	33.68'
17	S21°39'55"W	16.90'
18	N86°29'45"W	18.93'
19	S46°43'17"W	14.75'
20	S54°13'01"W	36.90'
21	S62°16'19"W	18.96'
22	S77°18'21"W	30.74'
23	S80°44'15"W	39.76'
24	S29°31'31"W	13.16'
25	S68°21'11"W	11.13'
26	N89°53'05"W	56.32'
27	S47°31'40"W	29.88'
28	S89°33'14"W	18.09'
29	S36°55'54"W	10.57'
30	S66°20'43"W	20.23'
31	S47°50'27"W	38.95'
32	S67°36'00"W	32.68'
33	S63°15'12"W	28.83'
34	S49°06'55"W	27.71'
35	S35°06'01"W	38.23'
36	S53°36'11"W	11.37'
37	S77°54'13"W	12.50'
38	S43°09'38"W	16.51'
39	S64°31'07"W	21.35'
40	S38°10'20"W	27.54'
41	N82°00'19"W	11.82'
42	S45°53'39"W	20.75'
43	S45°50'24"W	37.83'
44	S44°18'17"W	48.35'
45	S62°48'12"W	17.91'
46	S49°14'40"W	16.16'
47	S63°39'32"W	22.38'
48	S87°13'41"W	22.04'
49	N86°01'34"W	51.62'
50	N86°58'25"W	45.63'
51	N59°06'25"W	15.00'
52	N58°20'03"W	20.57'
53	S72°37'37"W	21.28'
54	S52°35'56"W	37.99'
55	N01°55'46"W	142.63'
56	N73°53'09"E	18.52'
57	S01°55'46"E	50.24'

GEORGIA SURVEYOR CERTIFICATION

O.C.G.A. 15-6-67(c)(2)(A)(i) (APPROVAL TABLE NEEDED)
As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor. This plat has been approved by all applicable local jurisdictions that require prior approval for recording this type of plat or one or more of the applicable local jurisdictions do not require approval of this type of plat. For any applicable local jurisdiction that requires approval of this type of plat, the names of the individuals signing or approving this plat, the agency or office of that individual, and the date of approval are listed in the approval table shown hereon. For any applicable local jurisdiction that does not require approval of this type of plat, the name of such local jurisdiction and the number of the applicable ordinance or resolution providing that no such approval is required are listed in the approval table shown hereon. Such approvals, affirmations, or ordinance or resolution numbers should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

MARK E. CHASTAIN, RLS No. 2718 4-2-2024

GEORGIA Registered No. 2718 MARK E. CHASTAIN

DIVISION SURVEY
PREPARED FOR
Bravo And Partners
28 Acres, LLC

LAND LOT 153
11th DISTRICT, 2nd SECTION
GILMER COUNTY, GEORGIA

DATE: APRIL 3, 2024

REVISIONS:
DATE COMMENT

LEGEND

IRON PIN FOUND
IRON PIN SET (IPS)
CONCRETE MONUMENT FOUND
CONCRETE MONUMENT SET
REBAR
OPEN TOP PIPE
CRIMP TOP PIPE
POINT OF BEGINNING
RIGHT OF WAY
PROPERTY LINE
CENTERLINE
FIRE HYDRANT
UTILITY POLE
WATER METER
WATER VALVE
GAS METER
GAS VALVE
PROPERTY LINE
LAND LOT LINE
DISTRICT LINE
GUY TOWER
GUY TELEPHONE
FENCE
BENCH MARK
BRASS MONUMENT
PLAT BOOK/PAGE
PLAT BOOK/PAGE
UTILITY POLE
LAND LOT
REINFORCED CONC. PIPE
CORRUGATED METAL PIPE
CORRUGATED PLASTIC PIPE
ASPHALT
CONCRETE
GRAVEL
STEAM OR FORD
GAS LINE
UE POWER
SEWER LINE
WATER LINE
COMMUNICATION
STORM LINE
R/R TRACKS
EXIST. CONTOUR
DIST. INDEX CONTOUR
PROP. CONTOUR
PROP. INDEX CONTOUR

MONUMENT DIMENSIONS ARE OUTSIDE/OVERALL DIMENSIONS
ALL IPS ARE CAPPED 5/8" REBAR UNLESS OTHERWISE NOTED

"Thou shalt not remove thy neighbor's landmark, which they of old time have set." Deuteronomy 19:14 KJV

DISCLOSURE & NOTICE

This drawing and any findings does not constitute a title or legal opinion by Chastain & Associates, P.C. Any provided certification is a statement based on facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied. Other documents or conditions may exist that would affect this property. As a unique pictorial and graphic professional work, this survey is subject to the Copyright laws of the United States. The latest date of field survey work is the date applicable to provisions of Statutes of Limitation. No certification or liability is extended to any party not named hereon. Subsurface matters not certified unless excavated.

IN GOD WE TRUST

PREPARED BY
CHASTAIN & ASSOCIATES, P.C.
SURVEYING~PLANNING~CONSULTING
TN NC AL GA SC Since 1995
"Covering Dixie Like The Dew"

CHASTAINASSOCIATES.COM
(706)276-7528 (770)889-1770
email: INFO@CHASTAINASSOCIATES.COM
288 N. Main St. Ellijay, GA 30540
GEORGIA CERTIFICATE OF AUTH. LSF000781
TENNESSEE PROFESSIONAL REG. No. 1337
NORTH CAROLINA LAND SURVEYING FIRM C-3198
ALABAMA LAND SURVEYING FIRM CA-052-LS
SOUTH CAROLINA SURVEYING FIRM COA No. 5205

50 0 100 200
GRAPHIC SCALE - 1" = 100'

SHEET 1 OF 1
FILE: 22X36